

PROPERTY OWNERS WITHIN 200 FT.

BLOCK / L 69-10 69-11.01 69-12-QFARM 69-4 69-9 71-39 71-40 71-41 71-41.01 71-41.02 71-42 71-42.01 72-1 72-1.01

PROPERTY OWNER 312 FORD ROAD LLC TOWNSHIP OF HOWELL COUNTY OF MONMOUTH%HALL OF RECORDS MONMOUTH COUNTY **BANWELL THOMAS & ELIZABETH** KOLECI FERIT RIVER AVENUE ASSOCIATES LLC VARGO LYNN T. & ROBB FIGUEROA ORLANDO & CATHY WANG WILLIAM H & RUBY T SERGEJEFF VALENTIN & JOANNA WILDER MORRIS & RACHEL SAMELY A&E COHEN LAKEWOOD LLC & LEVOVITZ E XERRI DAVID & SPREADBOROUGH BETHA 311 FORD ROAD

MAILING ADDRESS
1476 TOWERS ST
PO BOX 580
1 E MAIN ST
HALL OF RECORDS-1 E MAIN
316 FORD ROAD
159 BROWN RD
152 JAMES ST
333 FORD RD
345 FORD ROAD
337 FORD ROAD
P.O. BOX 941
357 FORD ROAD
21 FREEDOM DR

<u>CITY / STATE / ZIP</u> LAKEWOOD NJ 0870 HOWELL N J 07731 FREEHOLD NJ 07728 FREEHOLD NJ 07728 HOWELL NJ 07731 HOWELL NJ 07731 0870 LAKFWOOD I HOWELL N 07731 HOWELL N J 07731 HOWELL N J 07731 FREEHOLD NJ 07728 07731 HOWELL NJ LAKEWOOD NJ 08701 07731 HOWELL NJ

GOVERNING BODIES

HOWELL TOWNSHIP GOVERNING BODY

MAYOR: DEPUTY MAYOR: TOWNSHIP COUNCIL:

TOWNSHIP MANAGER: TOWNSHIP ENGINEER:

TOWNSHIP CLERK:

TOWNSHIP ATTORNEY:

CONTACT INFORMATION:

THERESA BERGER

AN NADEL FRED GASIOR SUSAN FISCHER EVELYN O'DONNELL

JOSEPH CLARK, ESQ. JUSTIN YOST, P.E., P.P., C.M.E.

DIANE FESTINO, RMC

CAITLIN HARNEY, ESQ. 4567 ROUTE 9 NORTH

P.O. BOX 580 HOWELL, NJ 07731 PHONE: (732) 938-4500 WEB: WWW TWP HOWELL NJ US

UTILITIES/AUTHORITIES

ELECTRIC JCP&L 331 NEWMAN SPRINGS ROAD RED BANK, NJ 07701 ATTN: WILLIAM UELLNER (732) 212-4246	SEWER HOWELL TOWNSHIP UTILITY DEPARTMENT 4567 ROUTE 9 NORTH HOWELL, NJ 07731 ATTN: BILL NUNZIATO (732) 938-4500
GAS NEW JERSEY NATURAL GAS 1415 WYCKOFF ROAD WALL, NJ 07719 ATTN: MARC PANACCIONE (732) 938-1179	WATER NEW JERSEY AMERICAN WATER CO, 661 SHREWSBURY AVENUE SHREWSBURY, NJ 07701 ATTN: KEVIN KEANE (732) 933-5924
CABLE CABLEVISION OF MONMOUTH 40 PINE STREET TINTON FALLS, NJ 07753 ATTN: HOLLIS ORDERSON (732) 681-8222	
TELEPHONE VERIZON 5100 BELMAR BLVD, FARMINGDALE, NJ 07727 ATTN: DEAN FAZIO (732) 751-8720	
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PRIOR TO DIGGING CALL 1-8	300-272-1000

INDEX OF SHEETS

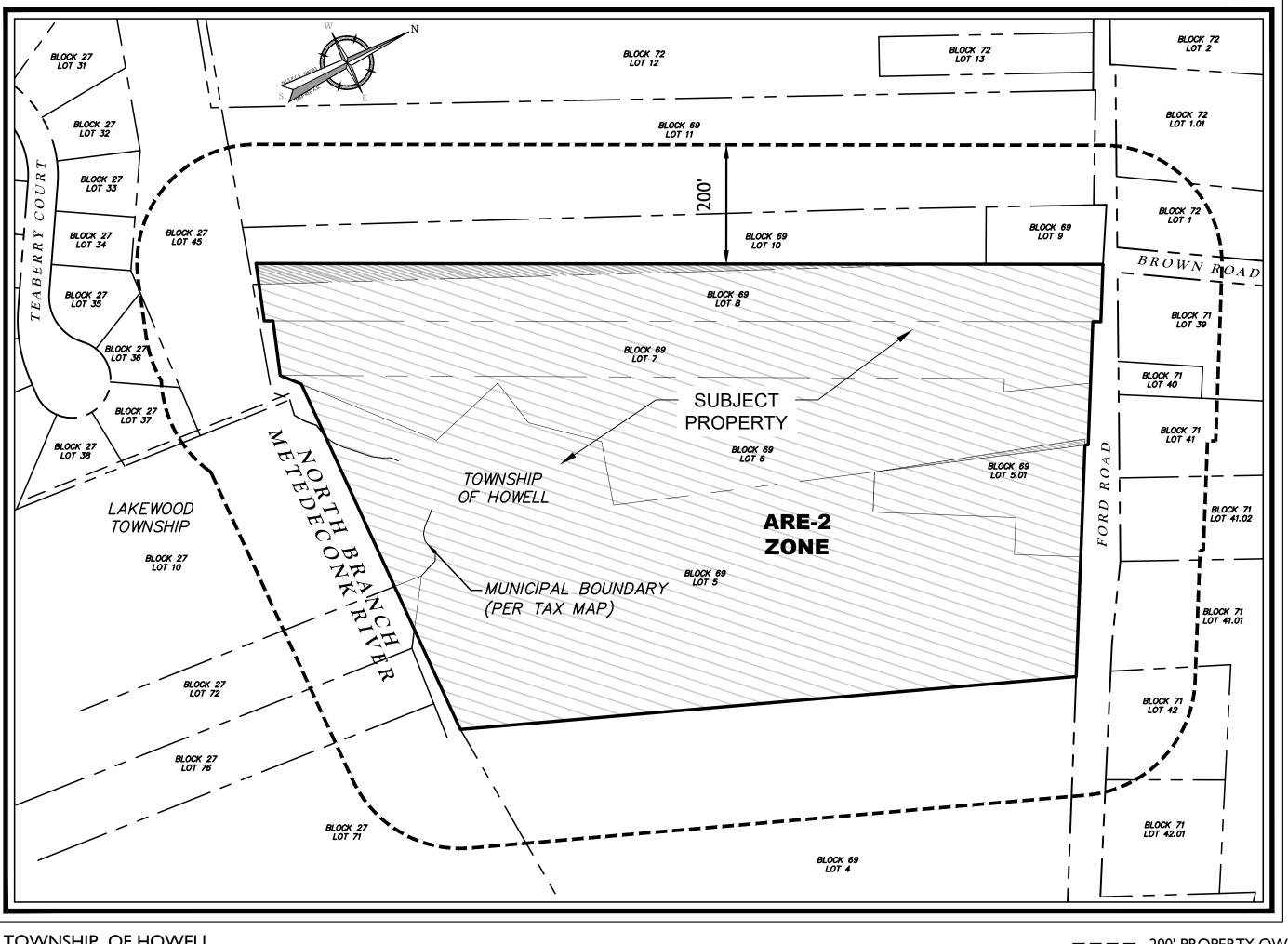
No.

LATEST DESCRIPTION REVISION COVER SHEET SUBDIVISION PLAN

I HAVE EXAMINED THIS MAP AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND MUNICIPAL ORDINANCE AND REQUIREMENTS APPLICABLE THERETO:

TOWNSHIP ENGINEER

FINAL PLAT - MAJOR SUBDIVISION PLAN FOR FORD ROAD PROPERTY BLOCK 69, LOTS 5, 5.01, 6, 7 & 8 TOWNSHIP OF HOWELL MONMOUTH COUNTY, NEW JERSEY



TOWNSHIP OF HOWELL ARE-2 AGRICULTURAL RURAL ESTATE 2

KEY & ZONING MAP

(SOURCE: TOWNSHIP OF HOWELL TAX MAP)

SCALE : 1" = 150'

AS OWNER/APPLICANT OF LOTS 5, 5.01, 6, 7, & 8, BLOCK 69, I/WE HEREBY CONSENT TO THE FILING OF THIS	
MAP IN THE MONMOUTH COUNTY CLERK'S OFFICE, MONMOUTH COUNTY, NEW JERSEY.	

TOWNSHIP OF HOWELL	DATE
JOSEPH CLARK, TOWNSHIP MANAGER	
4567 ROUTE 9 NORTH, 2ND FLOOR	
HOWELL, NJ 07731-3382	
SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF 2024	

MY COMMISSION EXPIRES ON

NOTARY PUBLIC	DATE

PLANNING BOARD SECRETARY

= = = 200' PROPERTY OWNER SUBJECT SITE

GENERAL NOTES

1. THE SUBJECT PROPERTY IS KNOWN AS LOTS 5, 5.01, 6, 7 & 8 IN BLOCK 69 AS SHOWN ON SHEET 35 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW IERSEY.

2. THE PROPERTY IS LOCATED IN THE ARE 2 ZONE AND CONTAINS A TOTAL TRACT AREA OF 917,357 S.F. OR 21.060 ACRES.

OWNER/APPLICANT: TOWNSHIP OF HOWELL COMMUNITY DEVELOPMENT

OWNER/AFFLICANT.	4567 ROUTE 9 NO HOWELL, NJ 07731	RTH, 2ND FLOOR						
. ZONE DATA: (ARE-2 AGRI	CULTURAL RURAL E	ESTATE 2 ZONE)						
	REQUIRED	NEW LOT 5.02	NEW LOT 5.03	NEW LOT 5.04	NEW LOT 5.05	NEW LOT 6.01	NEW LOT 7.01	NEW LOT 8.
LOT AREA (ACRES)	2 Ac	0.766 Ac. *	0.66 Ac. *	9.370 Ac.	8.486 Ac.	0.509 Ac. *	0.714 Ac. *	0.46 Ac. *
LOT WIDTH	200 FT	167.74 FT *	150 FT *	50 FT *	766.9 FT	113.45 FT *	114.06 FT *	92.04 FT *
LOT DEPTH	200 FT	176.98 FT *	191.53 FT *	638.61 FT	444.38 FT	189.4 FT *	275.2 FT	217.75 FT
FRONT YARD SETBACK	50 FT	81 FT	41.9 FT *	N/A	N/A	30.2 FT *	79.9 FT	98.1 FT
SIDE YARD SETBACK	30 FT	53.2 FT	34.6 FT	N/A	N/A	15.6 FT *	16.1 FT *	21.5 FT *
REAR YARD SETBACK	30 FT	77.6 FT	III.2 FT	N/A	N/A	135.1 FT	168 FT	102.8 FT
OPEN SPACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LOT COVERAGE	15 %	12 %	5.5 %	N/A	N/A	11.6 %	40.6 % *	12.4 %
BUILDING COVERAGE	12 %	5 %	4 %	N/A	N/A	8 %	5.7 %	11.7 %
BUILDING HEIGHT	30 FT	30 FT ±	20 FT ±	N/A	N/A	30 FT ±	20 FT ±	30 FT ±
ACCESSORY BUILDINGS	5' FOR REAR & SIDE YARDS IF LESS THAN 10' IN HEIGHT	N/A	N/A	N/A	N/A	> 10 FT	N/A	> 10 FT

* INDICATES VARIANCE CONDITION

4. MAP REFERENCES:

A. PLAN ENTITLED "BOUNDARY SURVEY FOR FORD PROPERTY, BLOCK 69, LOTS 5, 5.01, 6, 7 & 8, TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY". PREPARED BY COLLIERS ENGINEERING & DESIGN DATED DECEMBER 15, 2023.

5. HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (NAD 83) (NEW JERSEY STATE PLANE COORDINATE SYSTEM) BASED ON MAP REF. 4.A. 6. A PORTION OF THE SITE IS LOCATED WITHIN ZONE AE - BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON THE NATIONAL FLOOD

INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NJ, COMMUNITY PANEL NUMBER 34025C043F, EFFECTIVE DATE SEPTEMBER 25, 2009, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

7. PROPOSED BLOCK & LOT NUMBERS HAVE BEEN ASSIGNED BY THE TOWNSHIP OF HOWELL TAX ASSESSOR.

NOTE:

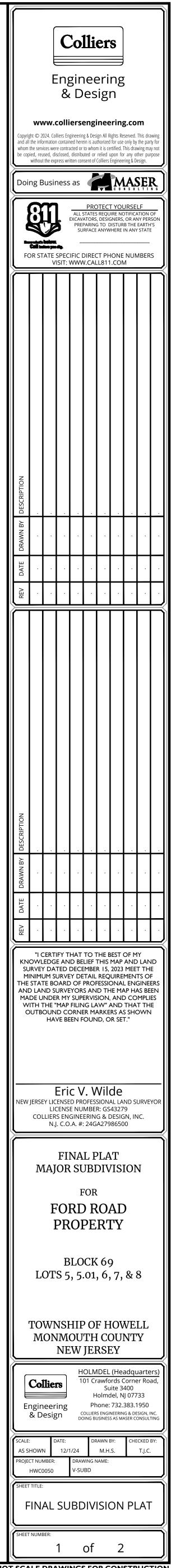
○ - CAPPED REBAR TO BE SET

MONMOUTH COUNTY PLANNING BOARD
ACTION TAKEN
DATE SIGNATURE
FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE AS MAP NO.

THIS IS TO CERTIFY THAT THE TOWNSHIP OF HOWELL PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP. THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE ______ DAY OF _______, 2024, WHICH IS NINETY-FIVE (95) DAYS AFTER SIGNING OF THE MAP.

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF HOWELL ON	
	DATE
BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE

DATE



V LOT 8.01 0.46 Ac. * 2.04 FT * 217.75 FT 98.1 FT 21.5 FT * 102.8 FT N/A 12.4 % 11.7 % 30 FT ±

